

Concord-Alewife Rezoning Petition
Submitted to the City Council by the Planning Board

Zoning District

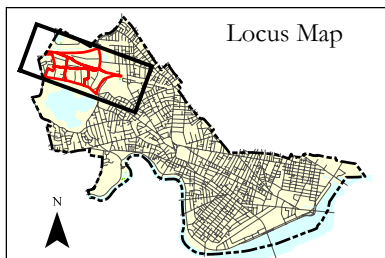
- I. Text Changes
 - A. Base Districts
 - B. Overlay Districts
- II. Map Changes

Concord-Alewife Existing and Proposed Zoning

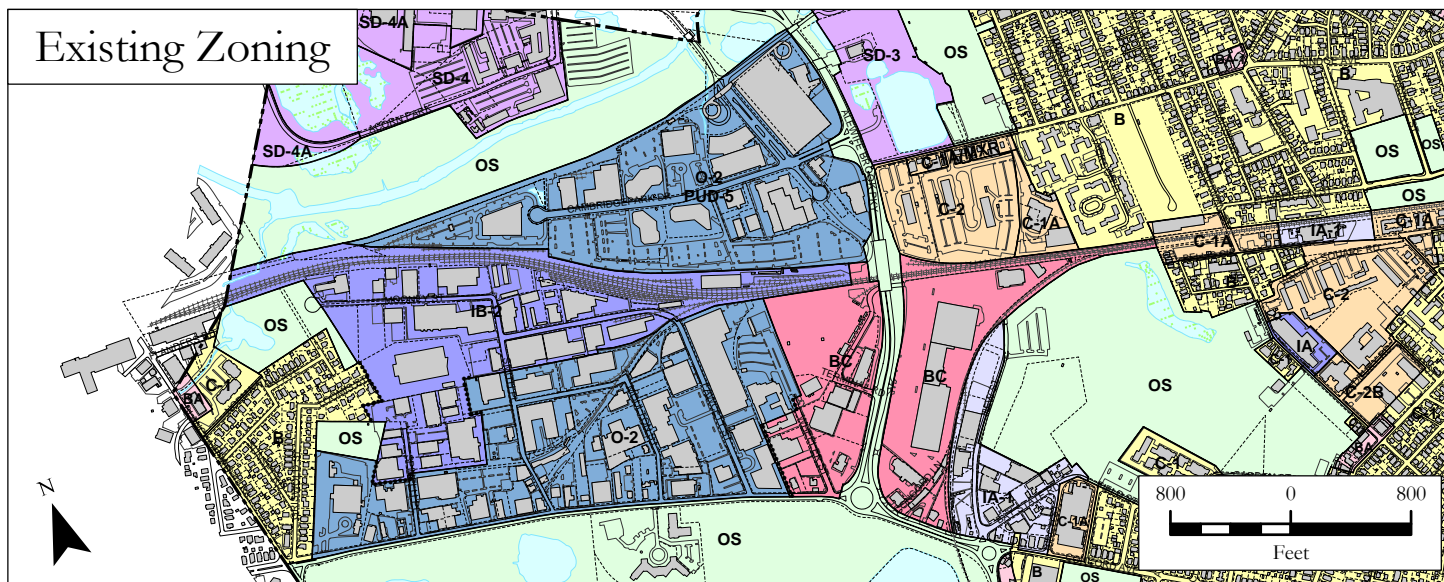
Cambridge, Massachusetts

Zoning Districts

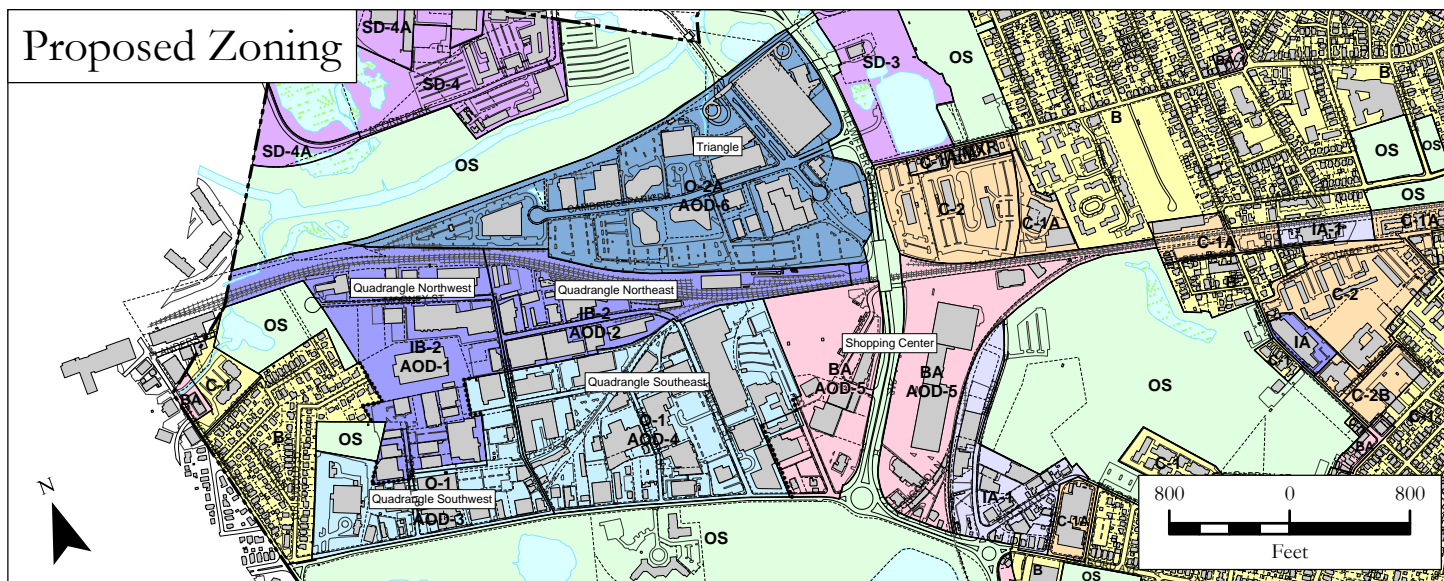
B	Residence B
C-1	Residence C-1
C-1A	Residence C-1A
C-2	Residence C-2
C-2B	Residence C-2B
O-1	Office-1
O-2	Office-2
O-2A	Office-2A
BA	Business A
BA-1	Business A-1
BC	Business C
IA-1	Industry A-1
IA	Industry A
IB-2	Industry B-2
AOD	Alewife Overlay District
PUD	Planned Unit Development Overlay
MXR	Mixed Use Residential Overlay
SD-3	Special District-3
SD-4	Special District-4
SD-4A	Special District-4A
OS	Open Space



Existing Zoning



Proposed Zoning



I. Amendments to the Text of the Zoning Ordinance of the City of Cambridge

EXPLANATORY NOTES: *In order to facilitate an understanding of the proposals being advanced, explanatory notes, in this format, have been inserted throughout this document. These notes are for clarification and guidance only and are not a part of the zoning text being adopted.*

A. Amend the Text of the Zoning Ordinance to Accommodate a New Office 2A District and a Modified Industry B-2 District.

NEW DISTRICTS: *The following changes are made to insert the newly created or modified base districts into the body of the Zoning Ordinance.*

1a. Create a new Office 2A District by amending the text of the Zoning Ordinance in Section 5.32, Table 5-2, Table of Dimensional Requirements – Office Districts by inserting a new line headed “Office 2A” after the line “Office 1”as follows:

5.32 Office Districts

1. The following dimensional requirements, set forth in Table 5-2 and modified elsewhere in this Ordinance, shall be applicable to development in Office districts:

Table 5-2. Table of Dimensional Requirements - Office Districts

District	(1) Max. Ratio of Floor Area to Lot Area	(2) Minimum Lot Size in Sq. Ft.	(3) Min. Lot Area for Each D.U. in Sq. Ft.	(4) Minimum Lot Width in Feet	(5) Minimum Yard in Feet			(6) Maximum Height in Feet	(7) Min. Ratio of Usable Op. Sp. to Lot Area
					Front	Side	Rear		
Office 2A	1.25/1.5	5,000	600	50	H+L/4 (a)	H+L/5	H+L/4 (c)	60/70	15%

1b. In Section 5.32, Table 5-2, Table of Dimensional Requirements – Office Districts and Paragraph 2 – Footnotes, delete Footnote (d).

FOOTNOTE (d): *This is a footnote to the Office 2 District limiting building height to 35 feet abutting a Residence B districts. The need for the provision has been superceded by changes proposed for Alewife in this Petition that would accomplish the same thing. Elimination of the footnote makes the Office 2 District more easily applied elsewhere in the City.*

1c. In Section 20.54.2 – Building Height Limitations in the Harvard Square Overlay District, delete Paragraph 3.

PARAGRAPH (3): *This is a provision in the Harvard Square Overlay District that overrides the 35-foot height limitation imposed by Footnote (d) to the Office 2 District, in Harvard Square. With the elimination of Footnote (d), as proposed in Amendment #1b above, the paragraph is unnecessary.*

1d. Insert the new Office 2A district in Section 4.30 - Table of Use Regulations by inserting the phrase “2A” between the numbers “1” and “2” in the fifth column headed “Off 1,2,3,3A”.

1e. In Article 6.000, insert the phrase “Off 2A” after the phrase “Off 2” in the third column of Section 6.36 – Schedule of Parking and Loading Requirements.

1f. Elsewhere in the Ordinance, insert phrase “Office 2A” after the phrase “Office 2” wherever it occurs in the Ordinance so that the regulations applying to the Office 2 District apply equally to the Office 2A district.

2. Modify the existing Industry B-2 District by amending the text of the Zoning Ordinance in Section 5.34, Table 5-4, Table of Dimensional Requirements – Industrial Districts by deleting the line headed “Ind B-2” and substituting therefore a new line to read as follows:

5.34 Industrial Districts

1. The following dimensional requirements, set forth in Table 5-4 and modified elsewhere in this Ordinance, shall be applicable to development in industrial districts:

Table 5-4 Table of Dimensional Requirements - Industrial Districts

District	(1) Max. Ratio of Floor Area to Lot Area	(2) Minimum Lot Size in Sq. Ft.	(3) Min. Lot Area for Each D.U. in Sq. Ft.	(4) Minimum Lot Width in Feet	(5) Minimum Yard in Feet			(6) Maximum Height in Feet	(7) Min. Ratio of Usable Op. Sp. to Lot Area
					Front	Side	Rear		
Ind. B-2	0.75	5,000	1,200	50	15	0 (b)	0 (b)	35	15%

2b. In Article 6.000, insert the phrase “Ind B-2” after the phrase “Ind A-1” in the second column of Section 6.36 – Schedule of Parking and Loading Requirements. Delete the phrase “Ind B-2” in the third column.

2c. In Sections 4.26.3 and Section 11.12.4, delete reference to the Industry B-2 district in Paragraph (2).

PARAGRAPH (2): *Section 4.26.3 (Multifamily Housing Special Permit in industrial districts) and Section 11.12.4 (Townhouse Development Special Permit) set out the circumstances when a special permit is required for the construction of multifamily housing and Townhouse Development in several industrial districts included the IB-2 district. One of the triggers for a special permit, in Paragraph (2), is when the Lot Area Per Dwelling Unit in a proposed development is less than 600 square feet in the IB-2 district (there is no minimum Lot Area Per Dwelling Unit in the IB-2 district currently); as revised the minimum Lot area Per Dwelling Unit in the IB-2 District is 1200 square feet, rendering the provision in Paragraph (2) obsolete.*

3. In Section 3.10 – Division of the City into Zoning Districts, insert the new Office 2A district and the revised Industry B-2 district in the list of zoning districts in Section 3.11 as follows and renumber the existing districts as appropriate; change the number of districts in the heading to “forty-six”:

1. Insert the following after the existing #14 (Office 1):

15. Office 2A District.....Business, research and professional offices, limited
research oriented manufacturing

2. Insert the following after the existing #26 (Business B):

28. Industry B-2Office, warehouse and light manufacturing

3. Delete existing #29 (Industry B-2).

B. Amend Article 20.000 – Overlay Districts to Create Six New Overlay Districts as Follows.

1. Amend the Text of the Zoning Ordinance by Creating a New Section 20.90 -

INTRODUCTION: *Six Alewife Overlay Districts are created. They modify the dimensional provisions of four proposed base zoning districts: Office 1, Business A, a modified Industry B-2, and a new Office 2A district. Generally, the Overlay Districts allow greater height and FAR than allowed in the base districts, by special permit, but also impose additional requirements (open space, permeability, special setbacks, etc.) even for development using the base district provisions.*

20.90 ALEWIFE OVERLAY DISTRICTS 1-6

20.91 *Establishment and Scope.* There are hereby established six Alewife Overlay Districts, which shall be governed by the regulations and procedures specified in this Section 20.90. It is the intent of this section that these regulations will apply to the area at Alewife that has historically developed as a retail and industrial area generally at rather low densities, but which can be expected to develop more extensively and in greater variety of uses in the future.

20.91.1 The Alewife Overlay Districts shall be a series of Overlay Districts established on the Zoning Map of the City of Cambridge by Section 3.20. Provisions of this Section 20.90 and all references to it in this Zoning Ordinance shall apply equally to each of the six Overlay districts except as set forth below.

20.92 *General Purpose.* It is the purpose of this Section 20.90 to augment existing base district zoning regulations to respond to the unique problems and pressures for change in the Alewife area. The regulations contained in this Section 20.90 provide for more careful public scrutiny of future development proposals and provide an opportunity to shape the form and character of that development in ways that will benefit both individual property owners and the general interests of the larger commercial and residential neighborhood as a whole.

These regulations are intended to harness the opportunities presented with the redevelopment of private property in ways that will:

1. Encourage forms of development, mix of uses, and range of improvements that will facilitate and encourage walking, biking and transit use and reduce the growth of auto trips in an area already burdened with regional vehicular traffic passing through to other destinations in the metropolitan region;
2. Preserve and enhance the capacity to store floodwater, recharge groundwater and manage the collection and disposal of stormwater in ways that add to the quality and visual appeal of the built environment as well as to the quality of the water itself;
3. Minimize the negative impact of new development on the adjacent Cambridge Highlands residential neighborhood while introducing new amenities and services that will benefit the residents of that neighborhood;
4. Integrate the entire area through the creation of new pedestrian paths, roadways, green spaces and bridges that will facilitate movement within the several Districts and beyond to the

Cambridge Highlands, North Cambridge and Neighborhood Nine neighborhoods and the Fresh Pond Reservation;

5. Introduce a significant component of residential living and support retail services to enhance the area's appeal for all persons who come to work, shop as well as live within the Districts; and

6. Create an identity and sense of place for the Alewife Districts that parallels the development of the historic urban centers that characterize much of Cambridge.

20.93 *General Provisions*

20.93.1 The Alewife Overlay Districts shall be considered areas of special planning concern. Development proposals listed in Subsection 19.42 and 19.43 - Development Consultation Procedures, shall be subject to the Development Consultation Procedure specified in Article 19.40.

20.93.2 *Criteria for Development Consultation Review and Review of Applications for Special Permits and Variances.*

In reviewing applications for variances, special permits or development consultation reviews the permit or special permit granting authority shall be guided by the objectives, criteria, and guidelines contained in the publication *Concord-Alewife Plan* in addition to the requirements of Sections 10.30 (Variances) and 10.40 (Special Permits) and this Section 20.90. These guidelines are also intended to assist in shaping any contemplated physical change within the Alewife Overlay Districts. With respect to consistency with the Concord-Alewife Plan, special emphasis shall be placed on preservation of key rights-of-way for infrastructure projects as indicated in the *Priority Infrastructure Plan*.

20.93.3 *Applicability.* Buildings and uses within the Alewife Overlay Districts shall be controlled by the pertinent regulations within the applicable base districts, except as modified by the requirements of this Section 20.90, which shall apply in addition to the regulations imposed by the base district map designations.

20.93.4 *Districts.* The Alewife Overlay Districts shall be identified in this Section 20.90 by the following names:

1. Alewife Overlay District 1 (Quadrangle Northwest)
2. Alewife Overlay District 2 (Quadrangle Northeast)
3. Alewife Overlay District 3 (Quadrangle Southwest)
4. Alewife Overlay District 4 (Quadrangle Southeast)
5. Alewife Overlay District 5 (Shopping Center)
6. Alewife Overlay District 6 (Triangle)

USES: *Generally, the distribution of proposed uses is similar to that under current zoning: housing and office uses are allowed everywhere, light industrial uses are permitted in the northern half of the Quadrangle. The base districts regulate the distribution of uses. The Overlay Districts would allow limited retail in office and industrial districts where that use is not currently allowed.*

20.94 *Modifications to Permitted Uses*

20.94.1 *Additional Permitted Uses.* In any base office or industrial district all uses listed in Section 4.35 - Retail Business and Consumer Service Establishments shall be permitted by special permit from

the Planning Board (if not otherwise allowed as of right in the district), subject to the following limitations unless the limitations are specifically waived by the Planning Board upon its finding that the purposes set forth in Section 20.92 above have been met:

1. No individual establishment may exceed 10,000 square feet in area.
2. The retail use shall be located on the first floor or basement of the building in which it is located.
3. The total Gross floor Area devoted to retail uses may not exceed 10% of the Gross Floor Area of the buildings constructed or authorized on the lot.

20.94.11 *Modification to Uses Permitted in the IB-2 District.* A Distribution Center, Parcel Delivery Center, or Delivery Warehouse – Section 4.37 (d) shall be permitted in the Industry B-2 district only after the granting of a special permit from the Planning Board.

20.94.2 *Environmental Limitations.* Within the Alewife Overlay Districts 1-6 the following restrictions shall apply.

1. All dust, fumes, odors, smoke, or vapors are effectively confined to the premises or disposed of so as to avoid air pollution.
2. Any noise, vibration, or flashing is not normally perceptible without instruments at a distance of one hundred (100) feet from the premises.

20.95 *District Dimensional Regulations.*

FAR: *The Overlay Districts permit greater FAR by special permit than allowed in the base districts. Some additional FAR bonuses are permitted to encourage the provision of certain defined public benefits like fee or easement interests for roadway rights-of-way, elements of a bridge crossing of the railroad, parks, bike paths, etc.*

20.95.1 *Maximum Floor Area Ratio.* The maximum ratio of floor area to the lot area may be increased as set forth below, after the issuance of a special permit from the Planning Board.

1. *Quadrangle Northwest District:* 1.0 for non-residential uses; 1.50 for residential uses.
2. *Quadrangle Northeast District:* 1.25 for non-residential uses; 1.5 for residential uses.
3. *Quadrangle Southwest and Quadrangle Southeast Districts:* 1.0 for non-residential uses; 2.0 for residential uses.
4. *Shopping Center District:* 1.25 for non-residential uses; 2.0 for residential uses. However, authorized development may not exceed fifty (50) percent non-residential uses.
5. *Triangle District:* 1.75 for non-residential uses; 2.0 for residential uses.

20.95.11 *Additional FAR for Public Improvements.*

In order to provide an incentive to property owners to protect important segments of future roadways and infrastructure from permanent building construction, the Planning Board, in its review of any Special Permit application, may grant additional FAR above that permitted in Section 20.95.1 above in all Overlay Districts where the proposed development incorporates or provides one or more of the following improvements or property interests in a manner and to an extent determined to be sufficient to significantly advance the objectives of the *Concord-Alewife Plan*.

1. Construction of a publicly accessible pedestrian bridge connection across the railroad right of way between the Quadrangle Northeast District and the Triangle District or incorporation

of structural elements into a building's design that includes or would permit future construction of such a pedestrian connection, as well as the conveyance (in a form acceptable to the City) of the necessary fee or easement property interests in land that would permit access to such a connection. In this instance the additional FAR, available for any use, shall be 0.25 applied to the entire lot that is the subject of the special permit.

2. Conveyance of fee or easement property interests to the City of Cambridge (in a form acceptable to the City) to permit the future construction of roadway segments, pedestrian paths, the pedestrian bridge referenced above in Paragraph 1, public parks and other publicly accessible open space and recreation features consistent with the *Concord-Alewife Plan*, which segment, path, park or open space is identified on the maps entitled Priority Infrastructure Plan and Additional Infrastructure Plan or is otherwise identified by the Planning Board at another location and determined by the Board to be of equal value and consistent with those elements identified on the Map and the objectives set forth in the Plan.

In this instance, the additional FAR shall be equal to the FAR otherwise permitted on the lot as-of-right or by special permit, but shall be applied only to that portion of the lot for which a fee or easement interest is to be conveyed.

HEIGHT: *Additional height may be granted by special permit from the Planning Board. However, the special height provisions of the Parkway Overlay District would continue to apply. In order to encourage transfer of development rights and to accommodate the additional development, particularly near transit, further bonus height is allowed for transferred GFA used for residential purposes.*

20.95.2 Maximum Permitted Height. The maximum height for any building may be increased as set forth below, after the issuance of a special permit from the Planning Board:

1. *Quadrangle Northwest District:* 55 feet for non-residential uses; 65 feet for residential uses. However, these heights are modified further as set forth below:

(a) For any portion of a building within 100 feet of a residential or Open Space zoning district the maximum height shall be 35 feet; for any portion of a building more than 100 feet from a residential or Open Space zoning district but within 200 feet of those districts, the maximum height shall be 45 feet.

2. *Quadrangle Northeast District:* 70 feet for all uses. However, these heights are modified further as set forth below:

(a) For residential uses the height may be increased to 85 feet provided the building floorplate above 70 feet is limited to 10,000 square feet or less and those portions of buildings above 70 feet are separated by at least 50 feet.

(b) GFA transferred into this District pursuant to the TDR provisions of Section 21.40, may be located in portions of buildings used for residential purposes up to 105 feet in height provided the floorplate above 85 feet does not exceed 6,000 square feet and portions of buildings greater than 85 feet in height are separated by at least 50 feet.

3. *Quadrangle Southwest District:* 55 feet for non-residential uses; 65 feet for residential uses. However, these heights are modified further as set forth below:

(a) For any portion of a building within 100 feet of a residential or Open Space zoning district (but not including the Fresh Pond Reservation Open Space District) the maximum height shall be 35 feet; for any portion of a building more than 100 feet from a

residential or Open Space zoning district (but not including the Fresh Pond Reservation Open Space District) but within 200 feet of those districts the maximum height shall be 45 feet.

4. *Quadrangle Southeast District*: 70 feet for non-residential uses; 85 feet for residential uses. However, these heights are modified further as set forth below:

(a) GFA transferred into this District pursuant to the TDR provisions of Section 21.40, may be located in portions of buildings used for residential purposes up to 105 feet in height provided the floorplate above 85 feet does not exceed 10,000 square feet and portions of buildings greater than 85 feet in height are separated by at least 50 feet.

5. *Shopping Center District*: 55 feet for all uses. However, these heights are modified further as set forth below:

(a) For non-residential uses the height may be increased to 70 feet provided the building floorplate above 55 feet is limited to 15,000 square feet or less and those portions of buildings above 55 feet are separated by at least 50 feet; for residential uses the height may be increased to 85 feet provided the building floorplate above 55 feet is limited to 10,000 square feet or less and those portions of buildings above 55 feet are separated by at least 50 feet.

(b) GFA transferred into this District pursuant to the TDR provisions of Section 21.40, may be located in portions of buildings used for residential purposes up to 105 feet in height provided the floorplate above 85 feet does not exceed 6,000 square feet and portions of buildings greater than 85 feet in height are separated by at least 50 feet.

6. *Triangle District*: 85 feet for all uses. However, these heights are modified further as set forth below:

(a) For residential uses the height may be increased to 105 feet provided the building floorplate above 85 feet is limited to 10,000 square feet or less and those portions of buildings above 85 feet are separated by at least 50 feet.

(b) Residential GFA transferred into this District pursuant to the TDR provisions of Section 21.40, may be located in portions of buildings up to 125 feet in height provided the floorplate above 105 feet does not exceed 6,000 square feet and portions of buildings greater than 105 feet in height are separated by at least 50 feet.

20.95.21 *Permitted Height Within the Parkway Overlay District, Section 20.60.*

The provision for heights in Section 20.95.2 above shall be subject to the further height limitations of Sections 20.64.2 and 20.69.1 of the Parkway Overlay District.

YARDS: *Certain minimum yards are imposed, even in the proposed base districts that do not require yards, to ensure a certain quality of development in the future in the area, to provide a venue for stormwater management across property lines, and to provide buffers at critical locations.*

20.95.3 *Yard Requirements.* Except as herein provided in this Section 20.95.3, all development within the Alewife Overlay Districts shall meet the minimum yard requirements of the applicable base zoning district; and in Southwest Quadrangle, Southeast Quadrangle, Shopping Center and Triangle Districts the front yard provisions of the Parkway Overlay District, Section 20.64.1, shall continue to apply.

20.95.31 Minimum Yard Requirements. The yard requirements of the applicable base zoning district shall apply except as modified below.

1. *Minimum Front Yard.* The minimum front yard requirement in the Quadrangle Northwest, Northeast, Southwest and Southeast Districts shall be fifteen (15) feet (except for portions of lots subject to the Parkway Overlay District, which shall be subject to the minimum front yard provisions of Section 20.60).

2. *Any Yard Abutting a Residential or Open Space District.* For that portion of a yard in the Quadrangle Northwest and Southwest Districts that abuts a lot in a Residence or Open Space district, that yard shall be a minimum of twenty-five (25) feet and shall be subject to the use restrictions set forth in Section 20.95.32, Paragraph 2 below.

SPECIAL YARD RESTRICTIONS: *For urban design and stormwater management reasons, certain yards are required to be either permeable or green area.*

20.95.32 Restrictions in Required or Provided Yards.

1. *Required or Provided Front Yards.* That area between the principal front wall plane of a building and a street, whether required or provided, shall consist entirely of Green Area or Permeable Open Space extending along the entire length of the lot. Areas devoted to vehicular use are prohibited from this area with the exception of access drives leading directly to parking facilities located elsewhere on the site, in conformance with the requirements of Article 6.000.

The Open Space shall be located at mean grade of the abutting street but nothing in this Section 20.95.32 shall prohibit customary landscaping features, elements and grading that may vary the grade of the required setback above that of the adjacent street provided the setback area remains essentially at grade.

Where a lot abuts more than two streets the provision of this Section shall apply to no more than two streets.

2. *Other Yards.* Required Yards in the Quadrangle Northwest and Quadrangle Southwest Districts, as set forth in Paragraph 2 of Section 20.95.31 above, shall consist entirely of Green Area or Permeable Open Space. Areas devoted to vehicular use are prohibited from this area.

20.95.33 Setbacks Applied to at-grade Open Parking Facilities. Notwithstanding the provisions of Section 20.95.32 above or any provision of Article 6.000, any on grade open parking facility shall be set back from the front lot line by at least ten feet. Such setback shall be Open Space as required in Section 20.95.32, Paragraph 1 above.

WAIVER OF YARD REQUIREMENTS: *Some of the base districts mandate setbacks from front, side, and rear property lines. Such setbacks may not always be necessary or desirable, so there is a provision for waiver of the requirements, within proscribed limits.*

20.95.34 Waiver of Yard Requirements. The yard requirements of the applicable base or Overlay districts may be reduced or waived as set forth below.

1. Side and rear yard requirements of any applicable base zoning district may be waived, subject to the minimum requirements of Section 20.95.31 above, and front yards may be reduced to a minimum of fifteen (15) feet after the issuance of a special permit from the

Planning Board (and in the Parkway Overlay District after making the findings required of the Planning Board in Section 20.63.7).

2. In the Shopping Center and Triangle Districts, the front yard requirements of the Parkway Overlay District, Section 20.64.1, and the front yard requirements of the applicable base district and this Section 20.95.3 may be waived entirely by special permit from the Planning Board for any portion of a lot where the roadbed of the abutting Alewife Brook Parkway is at least six feet above the grade of the lot at the front property line.

3. The Planning Board shall consider the following in making its findings:

- a. The objectives of the *Concord-Alewife Plan* continue to be met.
- b. The stormwater management objectives for the area continue to be met both on the site and as the site may be a part of a larger system for managing stormwater runoff.
- c. The reduction or waiver of yard requirements provides for more efficient development of land; encourages or facilitates a more logical pattern of buildings, streets, parks and open space; or enhances the urban, pedestrian character of the area as envisioned in the *Concord-Alewife Plan*.

20.95.4 Dwelling Unit Density. In any instance where the required Minimum Lot Area Per Dwelling Unit in any base district is greater than 600 square feet the Planning Board may issue a special permit to reduce the required Minimum Lot Area Per Dwelling Unit to 600 square feet.

OPEN SPACE AND PERMEABILITY: *Except for residential uses, it is not typical in the Zoning Ordinance to require open space on a lot in association with non-residential uses. Because of the unique environmental and development circumstances in Alewife, a substantial requirement for both open space and permeable area is imposed throughout Alewife. Through special permit waivers, creativity and flexibility are encouraged in meeting these requirements.*

20.96 At Grade Open Space and Permeable Area Requirements. Each lot shall be required to provide open space located at grade in the quantities set forth below. That open space may be any combination of Green Area, Permeable, Public, Publicly Beneficial, or Useable Open Space as defined in Article 2.000.

In addition, each lot shall provide Permeable Area in quantities set forth below. Permeable Area shall be defined as that at-grade surface of a lot that is fully permeable to the infiltration of water to the soil below and whose subsurface permits the percolation of such surface water to the groundwater without interruption or diversion by any building, pavement, structure, or other manmade element with the exception of incidental utilities.

Nothing in these requirements shall prohibit the same portion of a lot from meeting both the Open Space and the Permeable Area requirements of this Section 20.96

20.96.1 Quantity. The minimum ratio of Open Space and Permeable Area to the total area of the lot shall be fifteen (15) percent for Open Space and twenty-five (25) percent for Permeable Area. The Permeable Area requirement may be reduced as of right with the certification to the Superintendent by the City Engineer that the lot and the development upon it meet the Department of Public Works standards for the retention of the runoff from 2-25 year storm events as outlined in the publication *Low Impact Development in Cambridge: Concepts and Criteria*, Cambridge Department of Public Works, and upon a finding by the Planning Board pursuant to its review of

an application under the provisions of Section 20.93.2, that such reduction advances the relevant purposes of this Section.

20.96 .2 *Pooled Open Space and Permeable Area Requirement.*

In order to provide the flexibility to advance the policy objectives of the *Concord-Alewife Plan* to create a system of parks and pathways throughout the Area, facilitate the storage and management of stormwater runoff, encourage the development of land management practices that facilitate and encourage the recharging of the area's groundwater, and allow multiple owners to cooperate in advancing these objectives to their benefit as well as to the benefit of the general public, the Planning Board may permit by special permit the pooling of Open Space and Permeable Area requirements for one lot on other adjacent or non-contiguous lots, subject to the following requirements:

1. There is no reduction in the total area of required Open Space or Permeable Area unless such reduction is permitted by the Planning Board under the provisions of Section 20.96.3 below.
2. The relocated Open Space or Permeable Area continues to serve, or better serve, the policy objectives of the *Concord-Alewife Plan*.
3. More useful and better located open space and water management facilities are created, which may, in turn, permit better designed and coordinated development on the affected lots.

20.96 .3 *Reduction in Required Open Space and Permeable Area.* The Planning Board may allow by Special Permit the reduction of required Open Space (and/or Permeable Area to the extent that the as of right reduction permitted in Section 20.96.1 above cannot be secured), or permit such Open Space or Permeable Area to be located other than at grade if the applicant can demonstrate that the urban design and stormwater management objectives as set forth in the *Concord-Alewife Plan* continue to be met, as for example through the use of innovative stormwater management techniques like green roofs.

PARKING REQUIRMENTS: *For urban design and environmental reasons, pooled parking is encouraged in the Overlay Districts and special landscaping provisions are imposed. To provide an incentive for cooperative parking arrangements, a specific waiver of the Parking-as-Gross-Floor-Area provision of the Ordinance can be allowed by special permit.*

20.97 *Parking and Loading Requirements.* Development in the Alewife Overlay Districts shall conform to the off street Parking and Loading Requirements set forth in Article 6.000 for the applicable base zoning district, except as modified below.

20.97.1 *Setbacks Applied to At-grade Open Parking Facilities.* Notwithstanding the provisions of Section 20.95.32 above or any provision of Article 6.000, any on grade open parking facility shall be set back from the front lot line by at least ten feet. Such setback shall be landscaped as required in Section 20.95.32, Paragraph 1 above.

20.97.2 *Pooled Parking.* In order to provide the flexibility to advance the policy objectives of the *Concord-Alewife Plan* through the creation of more pedestrian friendly development throughout the area, to permit greater permeable land surface to be established, to facilitate environments with greater landscaping and green area including parks and recreation areas, to more efficiently use the supply of parking available in a district where greater use of non-auto forms of transportation are encouraged and less land area devoted to parking use is desired, the Planning Board may, by special permit, allow accessory parking serving one or more lots to be located in whole or in part in pooled parking facilities, or a public parking facility, located anywhere within the Alewife

Overlay Districts, notwithstanding the limitations set forth in Section 6.22.1. In granting such a special permit the Planning Board shall consider the following:

1. The facility advances the objective of the *Concord-Alewife Plan*.
2. A shared facility is established that aids in implementation of effective Transportation Demand Management measures to reduce dependence on the single occupancy automobile.
3. The facility is appropriately located to serve the development it serves.
4. The facility is well designed, does not diminish the pedestrian–friendly quality the area around it, and is otherwise consistent with the urban design objective of the *Concord-Alewife Plan*.

20.97.3 *Waiver of Gross Floor Area Provisions for Parking Facilities – Section 5.25.* Because of the unique factors related to flooding and groundwater management in Alewife, the importance of maintaining a high level of permeability, and the difficulty of constructing large areas of building below grade, the Planning Board may by special permit exempt the Gross Floor Area contained in any above ground structured parking facility from the FAR limitations established in this Section 20.90 and any applicable base zoning (such special permit shall supercede the provisions of Section 5.25.42 for any lot within the Alewife Overlay Districts). In granting such a special permit the Planning Board shall consider the following:

1. The facility advances the objective of the *Concord-Alewife Plan*.
2. A shared facility is established that aids in implementation of effective Transportation Demand Management measures to reduce dependence on the single occupancy automobile.
3. The facility is well designed, does not diminish the pedestrian –friendly quality the area around it, and is otherwise consistent with the urban design objective of the *Concord-Alewife Plan*
4. The additional bulk of building above grade is well designed and does not have an unreasonably negative impact on its abutters or the public realm.
5. The extent to which the construction of an above grade parking structure facilitates the creation of at grade soil permeability.

20.97.4 *Schedule of Parking and Loading Requirements.*

Any development seeking one or more special permits allowed in this Section 20.90 shall be subject to the minimum and maximum parking requirements and loading requirements set forth in Column 3 of Section 6.36 – Schedule of Parking and Loading Requirements.

TRANSFER OF DEVELOPMENT RIGHTS: *Because transportation services in the Overlay Districts vary considerably across the area and because of the desire for adequate transitions to the Cambridge Highlands neighborhood, there is good reason to encourage more development in the eastern and northern portions of the area and less development to the southwest. While base district regulations reflect this notion, allowing the shift of development potential between property owners and lots that are not contiguous to more suitable locations is desirable and is allowed by this provision.*

20.98 *Transfer of Development Rights.* The transfer of permitted GFA from a Donating Lot to a Receiving Lot shall be permitted in the Alewife Overlay Districts 1-6, subject to the provisions of Section 21.40 and the dimensional and use provisions of the applicable base zoning districts, as modified by the provisions of Alewife Overlay Districts as set forth in the Section 20.90.

SUBDIVISION OF LOTS: *It is hoped that public benefits can be captured as private development occurs in the area through the provision of new rights of way for roads, bike paths, parks and similar amenities that might be transferred in ownership to the City. Such transfer, which would typically occur through the subdivision of a lot, might create some inadvertent violation of the Zoning Ordinance. This provision is meant to eliminate any such complication.*

20.99 *Subdivision of Lots.* Where it is proposed to subdivide a lot (after approval by special permit has been granted by the Planning Board for development on that lot) in order to convey to the City of Cambridge an easement or fee interest in property for the purpose of creation of a city or private street, a pedestrian pathway, a pedestrian bridge, bicycle path, open space or park, (or otherwise provided by others as a condition of the issuance of the special permit), such subdivision shall be permitted, notwithstanding any definition of lot or street in this Ordinance or any limitation in applicable base or overlay districts with regard to minimum lot size, required yards or other dimensional, open space or other regulatory requirement or limitation. All dimensional requirements of the Zoning Ordinance and this Section 20.90 shall be satisfied by the lot as a whole as defined in the application for a special permit and shall be waived with regard to any subsequent subdivided lots.

No development approved by special permit in this Section 20.90 shall be subsequently rendered non-conforming with regard to the dimensional requirements applicable to it as a result of a subdivision of land to create an approved public or private street, park or pedestrian, bicycle or other pathway.

20.910 *Special Provisions Related to Local Government Uses – Section 4.33 (f).* Notwithstanding any provisions of the applicable base district regulations or any provision of this Section 20.90, all uses set forth in Section 4.33 (f) shall be permitted as of right in Overlay Districts 1-4, subject to the following as-of-right dimensional and other requirements.

MUNICIPAL USES: *Certain municipal uses as permitted as-of-right with defined dimensional and other requirements.*

20.910.1 *Maximum Floor Area Ratio.* The maximum FAR shall be as permitted in Section 20.95.1 for residential uses.

20.910.2 *Maximum Height.* The maximum height shall be as permitted in Section 20.95.2 for residential uses, subject to the limitations imposed in the Parkway Overlay District (Section 20.60).

20.910.3 *Yard Requirements.* The following yard requirements only shall apply.

1. *Front Yard.* A fifteen foot front yard shall be required.
2. *Side and Rear Yards.* A ten foot side and rear yard shall be required.
3. *Any Yards Abutting a Residential or Open Space District.* Any yard abutting a residential or open space district shall be twenty-five feet and shall consist entirely of Green Area or Permeable Open Space.

- 20.910.4** *Required Open Space.* The minimum ratio of Open Space to the total area of the lot shall be fifteen (15) percent and shall consist of any combination of Green Area, Permeable, Public, Publicly beneficial or Useable Open Space. The Open Space shall be located at grade.
- 20.910.5** *Permeable Area Requirement.* There shall be no Permeable Area requirement provided the City Engineer certifies to the Superintendent of Buildings that the development meets the Department of Public Works standards for the retention of the runoff from a 2-25 year storm event.
- 20.910.6** The provisions of Section 19.20 and 19.50 shall not apply to these uses.
- 20.910.6** *Other Requirements.* All other requirements and procedures of this Section 20.90 and the applicable base zoning district shall continue to apply.
- 20.920** *Special Provisions Related to Lots of 5,000 Square Feet or Less.* Notwithstanding any provision of the applicable base district regulations or any provision of this Section 20.90, for lots of 5,000 square feet or less in existence as of January 1, 2005 and held in separate ownership from any abutting lot, the following dimensional standards shall apply as of right.

SMALL LOTS: *It is understood that for small lots the accumulation of regulations may make it very difficult, if not impossible, to realize any reasonable development. For that reason, for lots of 5,000 square feet or less, a simpler set of development standards are imposed.*

- 20.920.1** *Maximum Floor Area Ratio.* The maximum FAR shall be as permitted in Section 20.95.1.
- 20.920.2** *Maximum Height.* The maximum height shall be as permitted in Section 20.95.2, subject to the limitations imposed in the Parkway Overlay District (Section 20.60).
- 20.920.3** *Yard Requirements.* The following yard requirements only shall apply.
- 1. Front Yard.** A fifteen foot front yard shall be required.
 - 2. Side and Rear Yards.** A ten foot side and rear yard shall be required.
 - 3. Any Yards Abutting a Residential or Open Space District.** Any yard abutting a residential or open space district shall be twenty-five feet and shall consist entirely of Green Area or Permeable Open Space.
- 20.920.4** *Required Open Space.* The minimum ratio of Open Space to the total area of the lot shall be fifteen (15) percent and shall consist of any combination of Green Area, Permeable, Public, Publicly beneficial or Useable Open Space. The Open Space shall be located at grade.
- 20.920.5** *Permeable Area Requirement.* There shall be no Permeable Area requirement provided the City Engineer certifies to the Superintendent of Buildings that the development meets the Department of Public Works standards for the retention of the runoff from a 2-25 year storm event.
- 20.920.6** *Other Requirements.* All other requirements and procedures of this Section 20.90 and the applicable base zoning district shall continue to apply.

2. Amend the Text of the Zoning Ordinance by Creating a New Section 20.400 – Pathway Overlay District.

PROTECTION OF THE RAILWAY CORRIDOR: *The railway right of way that runs along the eastern edge of the Alewife area (and through Fresh Pond Reservation and along the edge of Strawberry Hill Neighborhood to the Watertown town line) has only very limited current activity and will likely be abandoned at some point in the future. Its right of way is, however, very important as a future location for a segment of a regional network of bicycle paths. The Pathway Overlay District is meant to protect this corridor from substantial construction should bits and pieces of it, or more substantial parts, be sold to abutting landowners, as has happened in the past.*

20.400 PATHWAY OVERLAY DISTRICT

20.401 *Establishment and Scope.* There is hereby established the Pathway Overlay District, which shall be governed by the regulations and procedures specified in this Section 20.400. It is the intent of this section that these regulations will apply to those areas of the city now or formerly railroad rights of way and which are anticipated to be used now or in the future as bicycle and pedestrian commuting and recreational corridors.

20.401.1 The Pathway Overlay District shall be established on the Zoning Map of the City of Cambridge under the provisions of Section 3.20.

20.402 *General Purpose.* It is the purpose of this Section 20.400 to modify existing base district zoning regulations to ensure that (1) the unique opportunities presented by railroad corridors to accommodate recreational bicycle and pedestrian paths are not lost should their railroad function be abandoned, and that (2) the development potential provided by virtue of the provisions of the base zoning district regulations remains available for use beyond the limits of the Overlay District as the ownership of the rights of way may change in the future.

20.403 *General Provisions.* Any portion of a lot encompassed by the Pathway Overlay District shall consist entirely of any combination of Green Area, Permeable, or Public Open Space or any railroad use in existence within the District on or before January 1, 2005 or any other railroad use permitted by the applicable base zoning district. The use, dimensional and other provisions of the applicable base zoning district shall continue to apply, but their application to a lot or portion of a lot in the Pathway Overlay District are required to be consistent with this Section 20.403.

20.403.1 *Reduction in the Required Open Space.* The required area of Open Space may be reduced after the issuance of a special permit from the Planning Board to allow activities and uses, including vehicular access drives and accessory parking spaces, permitted in the base district but in no case shall the construction of a building be permitted. In granting such reduction the Planning Board shall find that the use or activity proposed will not impair the future opportunity to construct pedestrian and bicycle paths within the Pathway Overlay District nor otherwise derogate from the intent and purpose of the Overlay district.

20.403.2 *Additional Permitted FAR.* Where a fee or easement property interest is conveyed to the City of Cambridge (in a form acceptable to the City and recorded in the Registry of Deeds) for any portion

of land within the Pathway Overlay District, for use by the City in the future to construction of a bicycle or pedestrian pathway, the applicable FAR on that portion of land conveyed shall be equal to twice the FAR otherwise permitted on the property as-of-right or by special permit in the applicable base zoning district or Overlay district.

3. Amend Section 10.48 and Section 11.202.1 by inserting into the list of special permits subject to the Incentive Zoning Provisions of Section 11.200 the following special permits in the Alewife Overlay Districts:

Section 20.95.1	Maximum Floor Area Ratio
Section 20.95.2	Maximum Permitted Height
Section 20.95.34	Waiver of Yard Requirements
Section 20.95.4	Dwelling Unit Density

APPLICABILITY OF INCENTIVE ZONING PROVISIONS: *The above special permit provisions of the Alewife Overlay Districts would subject the development employing them to the incentive zoning payment provisions of Section 11.200 (i.e. currently \$3.86 for each square foot of retail and office use in a development subject to Section 11.200).*

C. Other Changes

1. Delete Section 13.60 – PUD 5 District: Development Controls in its entirety.

II. Amendments to the Zoning Map of the City of Cambridge

Area A. Industry B-2 to Industry B-2 and Quadrangle Northwest Overlay

1.0. Amend the Zoning Map of the City of Cambridge by deleting the existing zoning designation IB-2 (Industry B-2) on the Zoning Map at this location and substituting therefor the designation **IB-2/AOD-1 (Industry B-2/Alewife Quadrangle Northwest Overlay District 1)** for that area bounded by the by a line, said line beginning at a point which is the intersection of the centerline of Smith Place and the easterly extension of the northerly sideline of Lot #267 on Assessors Plat #267-3.

1.1. Thence turning and proceeding in a northerly direction along the centerline of Smith Place to its intersection with the northerly sideline of the of the Fitchburg Division of the Boston and Maine Main Line right of way;

1.2. Thence turning and proceeding in a westerly direction along the northerly sideline of the Boston and Maine Main Line right of way and its projection to its intersection with the northerly sideline of the Fitchburg Freight Track right of way (the Open Space District zoning district line);

1.3. Thence turning and proceeding in a westerly direction along the northerly sideline of the Fitchburg Freight Track right of way (the Open Space District zoning district line) to its intersection with the Belmont/Cambridge municipal boundary line;

1.4. Thence turning and proceeding in a southerly direction along the municipal boundary line to its intersection with the northerly sideline of Lot #275 on Assessors Plat #267-3, the Open Space District zoning district line;

1.5. Thence turning and proceeding in an easterly direction, and then turning and proceeding in a southerly direction along the Open Space District zoning district line (northerly and easterly sidelines of Lots #275 and 141 on Assessors Plant #267-3) and then the Residence B District zoning district line [along the easterly sidelines of Lots #66 and 65 (and by extension across Lot #78) on Assessors Plat #267 C] to its intersection with the southerly sideline of Lot #78 on Assessors Plat #267 C;

1.6. Thence turning and proceeding in a westerly direction along the southerly sidelines of Lots #65 and 56 to its intersection with the easterly sideline of Lot # 87 on Assessors Plat #267 C;

1.7. Thence turning and proceeding in a southerly direction along the easterly sideline of Lot 87 to its intersection with the northerly sideline of Lot #322 on Assessor's Plat #267 D;

1.8. Thence turning and proceeding in an easterly and then southerly direction along the northerly and easterly sidelines of Lots #322 and 323 to its intersection with the northerly sideline of Lot # 304 on Assessor's Plat #267 D;

1.9. Thence turning and proceeding in an easterly direction along the northerly sideline of Lots #304 and its projection to the centerline of Spinelli Place on Assessor's Plat #267 D;

1.10. Thence turning and proceeding in a northerly direction along the centerline of Spinelli Place to its intersection with the westerly extension of the southerly sideline of Lot #319 on Assessor's Plat #267 D;

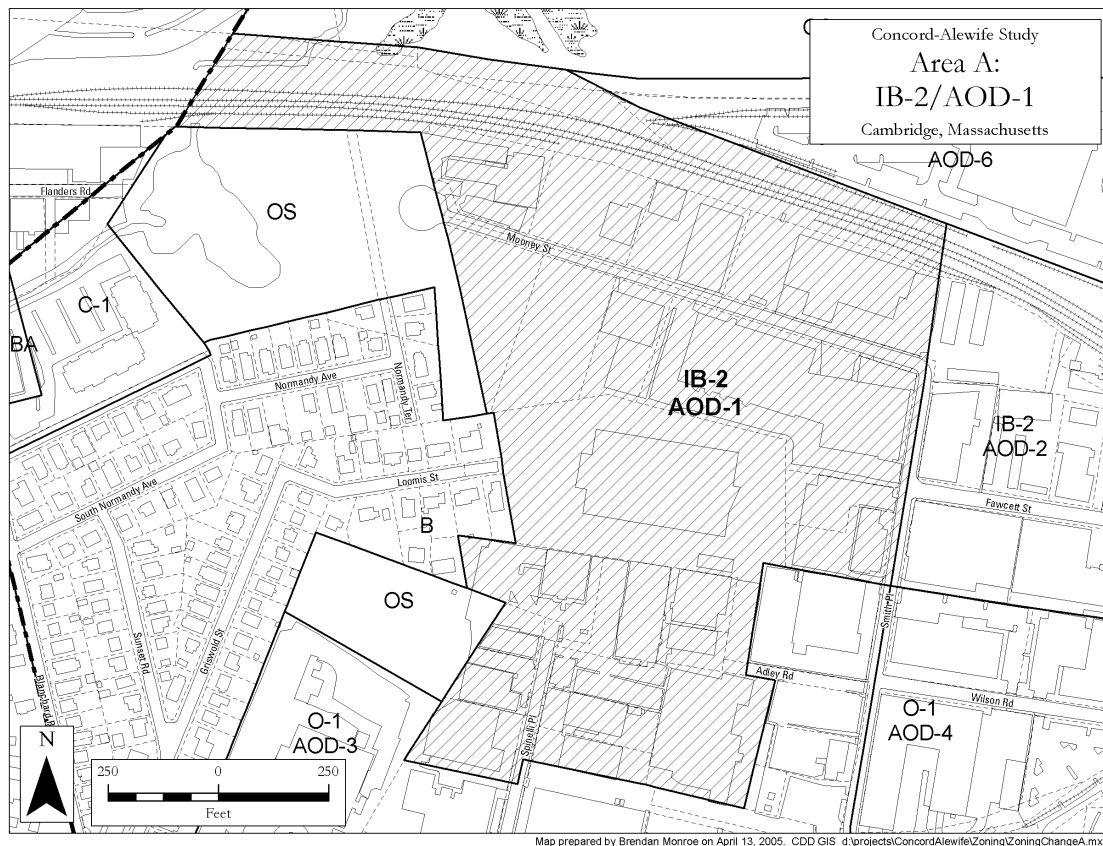
1.11. Thence turning and proceeding in an easterly direction along the southerly sidelines of Lots #319 and 294 and their westerly extension to its intersection with the easterly sideline of Lot #294 on Assessor's Plat #267D;

1.12. Thence turning and proceeding in a northerly direction along the easterly sideline of Lot #294 on Assessor's Plat #267D to its intersection with the northerly sideline of Lot #294;

1.13. Thence turning and proceeding in a westerly direction along the northerly sideline of Lot #294 on Assessor's Plat #267D to its intersection with the southerly extension of the westerly sideline of Lot #267 on Assessor's Plat #267 #3;

1.14. Thence turning and proceeding in a northerly direction along the westerly sideline of Lot #267 and its southerly extension on Assessor's Plat #267 #3 to its intersection with the northerly sideline of Lot #267;

1.15 Thence turning and proceeding in an easterly direction along the northerly sideline of Lot #267 and its easterly extension on Assessor's Plat #267 #3 to its intersection with the centerline of Smith Place, the point of origin.



Area B. Industry B-2 and Business C to Industry B-2 and Quadrangle Northeast Overlay

2.0. Amend the Zoning Map of the City of Cambridge by deleting the existing zoning designations IB-2 and BC (Industry B-2 and Business C) on the Zoning Map at this location and substituting therefor the designation **IB-2/AOD-2 (Industry B-2/Alewife Quadrangle Northeast Overlay District 2)** for that area bounded by the by a line, said line beginning at a point which is the intersection of the northerly extension of the centerline of Smith Place and the northerly sideline of the Fitchburg Division of the Boston and Maine Main Line right of way (which is also the southerly sideline of Lot # 313 on Assessor's Plat # 267-4;

2.1. Thence turning and proceeding in an easterly direction along the northerly sideline of the B&M Main Line right of way (along the southerly sidelines of Lots # 313, 300, and 306 on Assessor's Plat # 267-4) to its intersection with the westerly sideline of Alewife Brook Parkway (which is also the Open Space zoning district);

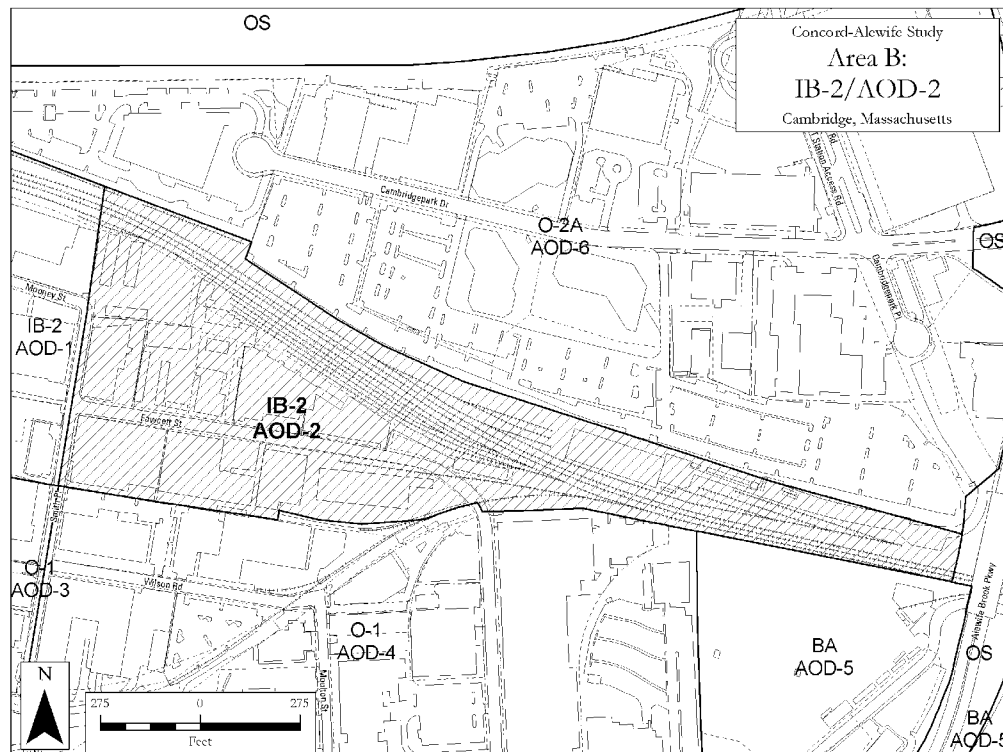
2.2. Thence turning and proceeding in a southerly direction along the westerly sideline of Alewife Brook Parkway (the Open Space zoning District line) to its intersection with the southerly sideline of the B&M Main Line right of way;

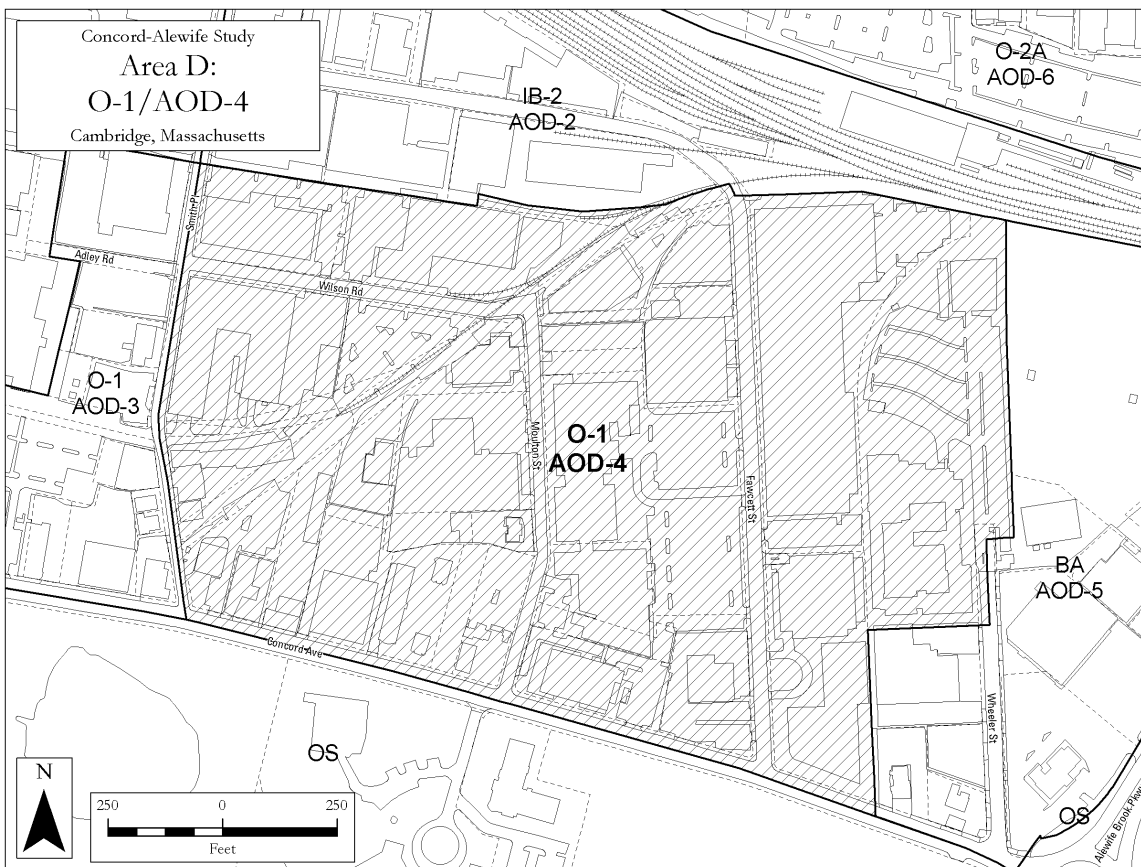
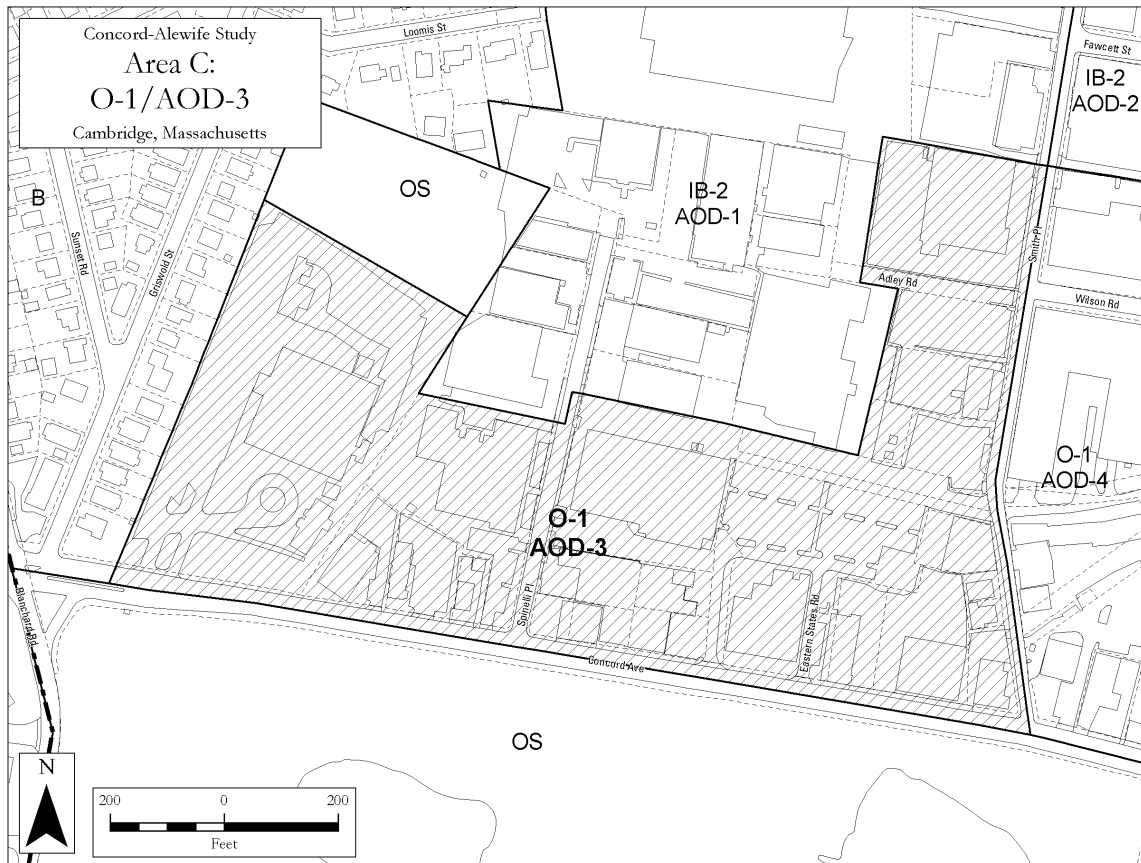
2.3. Thence turning and proceeding in a westerly direction along the southerly sideline of the B&M Main Line right of way (which is also the northerly sidelines of Lot # 60 on Assessor's Plat # 265 B and Lots # 286 and 285 on Assessor's Plat # 267 F) to its intersection with the centerline of Fawcett Street;

2.4. Thence turning and proceeding in a northerly direction along the centerline of Fawcett Street to its intersection with the easterly extension of the southerly sideline of Lot #209 on Assessors Plat #267-4;

2.5. Thence turning and proceeding in a westerly direction along the southerly sideline of Lots #209, 264, and 254 on Assessor's Plat # 267-4 and its extension to its intersection with the centerline of Smith Place;

2.6. Thence turning and proceeding in a northerly direction along the centerline of Smith Place and its northerly extension to its intersection with the northerly sideline of the B&M Main Line right of way, the point of origin.





Area C. Office 2 to Office 1 and Quadrangle Southwest Overlay

3.0. Amend the Zoning Map of the City of Cambridge by deleting the existing zoning designation O-2 (Office 2) on the Zoning Map and substituting therefor the designation **O-1/AOD-3 (Office 1/Alewife Quadrangle Southwest Overlay District 3)** for that area bounded by a line, said line beginning at a point which is the intersection of the easterly extension of the northerly sideline of Lot #267 on Assessors Plat #267-3 and the centerline of Smith Place;

3.1. Thence turning and proceeding in a southerly direction along the centerline of Smith Place to its intersection with the centerline of Concord Avenue;

3.2. Thence turning and proceeding in a westerly direction along the centerline of Concord Avenue to its intersection with the southerly extension of the westerly sideline of Lot # 323 on Assessor's Plat # 267 D;

3.3. Thence turning and proceeding in a northerly direction along the westerly sideline of Lot # 323 (the Residence B zoning district line) to its intersection with the northerly sideline of Lot # 323;

3.4. Thence turning and proceeding in an easterly direction along the northerly sideline of Lot #323 (the Open Space zoning district line) to its intersection with the westerly sideline of Lot # 303 on Assessor's Plat #267 D (the IB-2/AOD –1 zoning district line);

3.5. Thence turning and proceeding in a generally southerly, then easterly, then northerly, and then easterly direction along the IB-2/AOD –1 zoning district line described in Part A above to its intersection with the centerline of Smith Place, the point or origin.

3.6. The designation of a portion of this area as within the jurisdiction of the Parkway Overlay District, Section 20.60 shall not be altered in any way by this zone change.

Area D. Office 2 and Business C to Office 1 and the Quadrangle Southeast Overlay

4.0. Amend the Zoning Map of the City of Cambridge by deleting the existing zoning designation O-2 (Office 2) and BC (Business C) on the Zoning Map and substituting therefor the designation **O-1/AOD-4 (Office 1/Alewife Quadrangle Southeast Overlay District 4)** for that area bounded by a line, said line beginning at a point which is the intersection of the centerlines of Concord Avenue and Smith Place;

4.1. Thence proceeding in a northerly direction along the centerline of Smith Place to its intersection with the southerly boundary of the Alewife Quadrangle Northeast Overlay District 2 described in Part B above;

4.2. Thence turning and proceeding in an easterly direction along the southerly boundary of the Alewife Quadrangle Northeast Overlay District 2 described in Part B above to its intersection with the easterly sideline of Lot #286 on Assessors Plat #267 F;

4.3. Thence turning and proceeding in a southerly direction along the easterly sideline of Lot #286 on Assessors Plat #267 F to its intersection with the southerly sideline of Lot #286;

4.4. Thence turning and proceeding in a westerly direction along the southerly sideline of Lot #286 on Assessors Plat # 267 F and its projection to its intersection with the centerline of Wheeler Street;

- 4.5. Thence turning and proceeding in a southerly direction along the centerline of Wheeler Street to its intersection with the easterly projection of the northerly sideline of Lot #275 on Assessors Plat #267 F;
- 4.6. Thence turning and proceeding in a westerly direction along the northerly sideline of Lot #275 to its intersection with the easterly sideline of Lot #301 on Assessor's Plat # 267 F;
- 4.7. Thence turning and proceeding in a southerly direction along the easterly sideline of Lot #301 and its extension to the centerline of Concord Avenue;
- 4.8. Thence turning and proceeding in a westerly direction along the centerline of Concord Avenue to its intersection with the centerline of Smith Place, the point of origin.

Area E1. Business C District (*Western Portion*) to Business A and Shopping Center Overlay

Amend the Zoning Map of the City of Cambridge by deleting the existing zoning designation BC (Business C) on the Zoning Map and substitute therefor the designation **BA/AOD 5 (Business A/Alewife Shopping Center Overlay District 5)** for that area bounded by the following:

- 5a.1. On the north by the AOD-2 District described in Part B above;
- 5a.2. On the west by the AOD-4 District described in Part D above;
- 5a.3. On the east by the Open Space district within the right of way of the Alewife Brook Parkway; and
- 5a.4. On the south by the centerline of Concord Avenue.

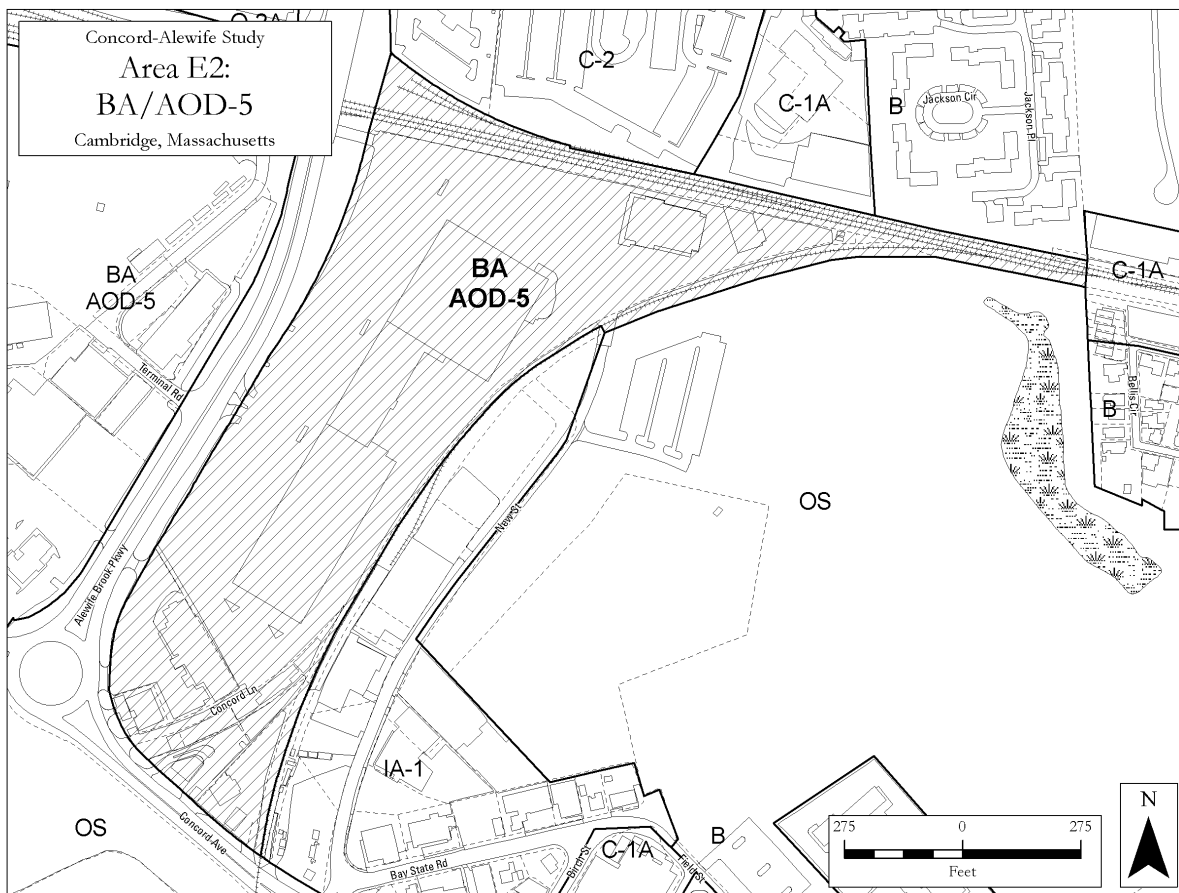
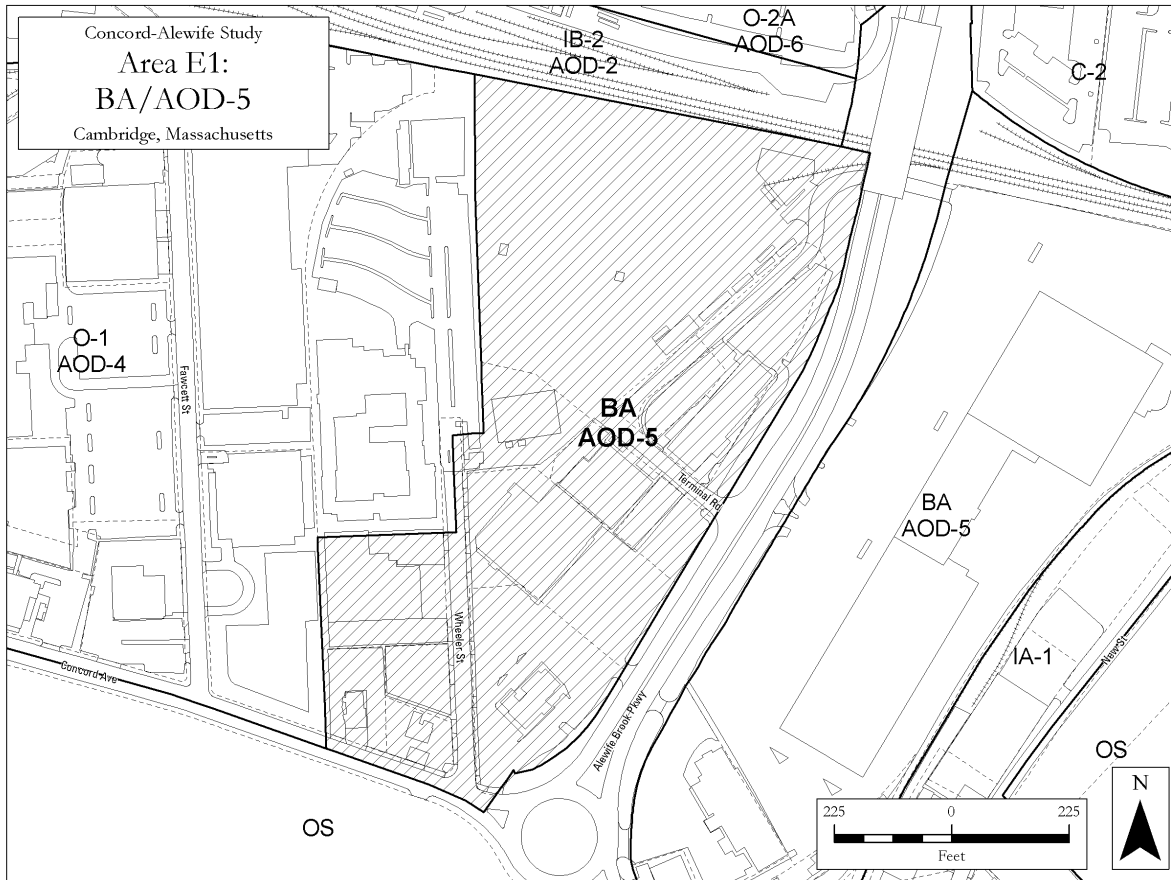
Area E2. Business C District (*Eastern Portion*) to Business A and Shopping Center Overlay

5b.0. Amend the Zoning Map of the City of Cambridge by deleting the existing zoning designation BC (Business C) on the Zoning Map and substitute therefor the designation BA/AOD 5 (Business A/Alewife Shopping Center Overlay District 5) for that area bounded by a line, said line beginning at a point which is the intersection of the easterly sideline of Alewife Brook Parkway (which is the Open Space district boundary line) and the northerly sideline of the Boston and Maine Main Line railroad right of way;

5b.1. Thence turning and proceeding in an easterly direction along the northerly sideline of the B & M Main Line to its intersection with the easterly sideline of lot #32 on Assessor's Plat # 268 A (which is also the Residence C-1A zoning district line);

5b.2. Thence turning and proceeding in a southerly direction along the southerly projection of the easterly sideline of Lot #32 to its intersection with the southerly sideline of the B & M Main Line right of way;

5b.3. Thence turning and proceeding in a westerly and then southwesterly direction along the southerly sideline of the B & M Main Line right of way and the southeasterly sideline of the Watertown Branch railroad right of way to its intersection with the Industry A-1 zoning district line;



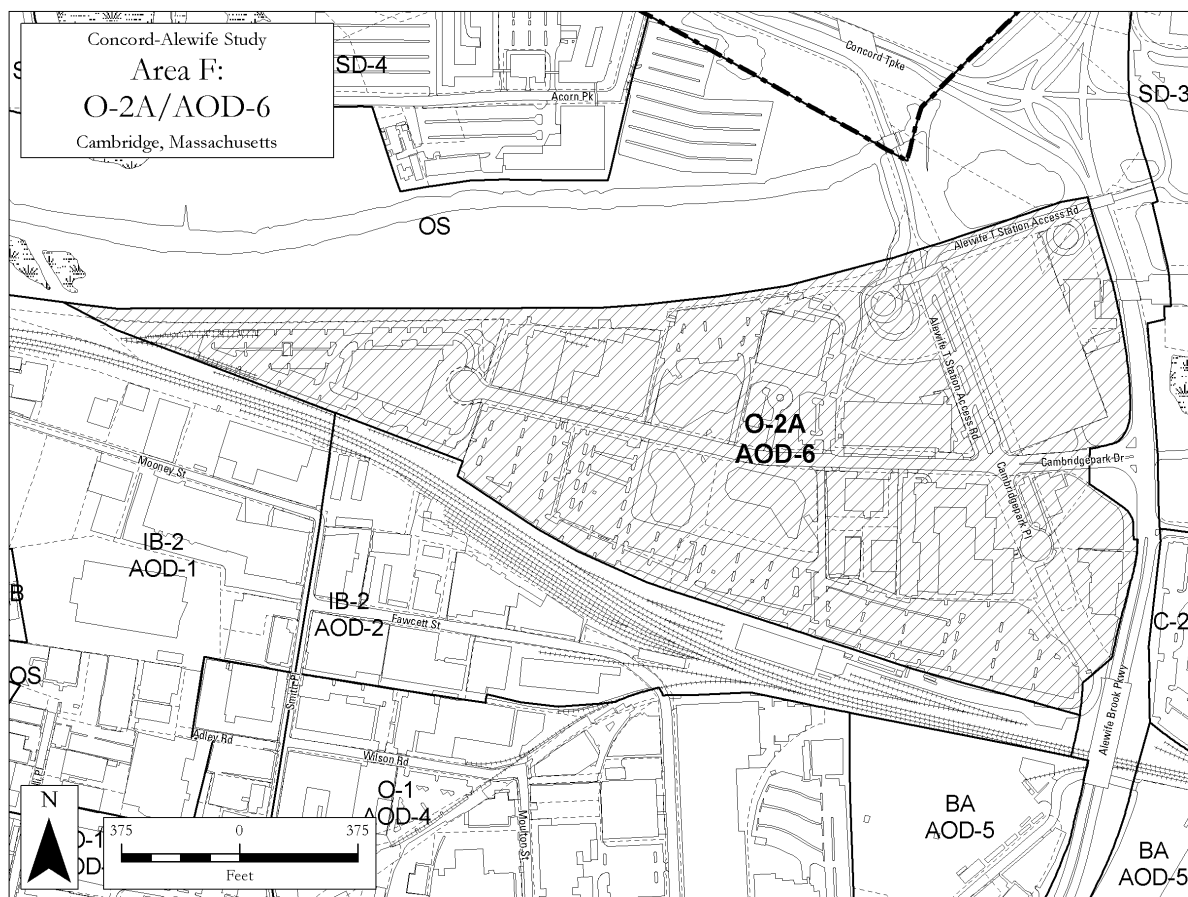
5b.4. Thence turning and proceeding in a northwesterly direction to its intersection with the centerline of the Watertown Branch railroad right of way;

5b.5. Thence turning and proceeding in a southwesterly direction along the centerline of the Watertown Branch railroad right of way to its intersection with the northerly sideline of Concord Avenue (which is also the Open Space zoning district line);

5b.6. Thence turning and proceeding in a westerly direction along the northerly sideline of Concord Avenue (which is also the Open Space zoning district line) and then in a northerly direction along the easterly sideline of Alewife Brook Parkway (which is also the Open Space zoning district line) to its intersection with the northerly sideline of the B & M Main Line railroad right of way, the point of origin.

Area F. Office 2/PUD-5 to Office 2A and Triangle Overlay

Amend the Zoning Map of the City of Cambridge by deleting the existing zoning designation O-2/PUD-5 (Office 2/ Planned Unit Development 5) on the Zoning Map and substitute therefor the designation **O-2A/AOD 6 (Office 2A/Alewife Triangle Overlay District 6)** for that entire area so designated at Cambridgepark Drive.



Area G. Business C/Industry A-1 with Pathway Overlay District

Amend the Zoning Map of the City of Cambridge by establishing a new **Pathway Overlay District (POD)** for that area encompassing the entire Watertown Branch railroad right of way bounded

7.1 On the north by the southerly sideline of the B & M Main Line railroad right of way;

7.2 On the south by the northerly sideline of Concord Avenue (which is also the Open Space zoning district;

7.3 On the east by Lots #100, 97, and 95 on Assessor's Plat #264, Lots #34 and 35 on Assessor's Plat 273, and Lots # 46 and 47 on Assessor's Plat #265A; and

7.4. On the west by Lots #25, 29, 39, 7, and 45 on Assessor's Plat # 265 A and Lot #25 on Assessor's Plat #265 C.

Area H. Residence B/Residence C-1/Business A-1 with Pathway Overlay District

Amend the Zoning Map of the City of Cambridge by establishing a new **Pathway Overlay District (POD)** for that area encompassing the entire Watertown Branch railroad right of way bounded

8.1. On the north by the southerly sideline of Huron Avenue; on the south by the northerly sideline of Mount Auburn Street;

8.2. On the east by the northeasterly extension of the northwesterly sideline of Lot # 139 and by Lots # 139, 138, 137, 136, 154, 153, and 157 on Assessor's Plat # 252 A and by Lots #172 and 158 and the southwesterly extension of the northwesterly sideline of Lot #158 to the Watertown municipal boundary line on Assessor's Plat #252;

8.3. On the west by Lots # 29, 28, 27, 123, 126, 156, 113, 118, 89, 133, 134, 135, 136, 137, 138, the easterly sideline of Holworthy Place and Lot #119 and the southerly extension of the easterly sideline of Lot #119 to the Watertown municipal boundary line on Assessor's Plant #253; and

8.4. On the south by the Watertown/Cambridge municipal boundary line.

